



SEASONAL HOME

Protection for your vacation or seasonal home

American Modern gives owners of a vacation home or seasonal home two ways to insure their home-away-from-home – a comprehensive program with replacement cost coverage suited for investment-grade property, and a more flexible program that accepts a broader range of homes.

Option 1 – comprehensive coverage

DP-3 coverage, sometimes referred to as “special form,” approximates what is offered by a homeowners (HO-3) policy. Liability protection is optional.

- Homes up to 80 years of age (60 years in some states)
- Roof updated within the past 20 years
- Above average or better condition
- Up to a four-family structure

Comprehensive coverage

Any cause of loss is allowed except those specifically excluded in the policy documents.

Replacement cost settlement

Losses are settled at the replacement cost, up to the policy limit. There is no depreciation deduction.

Option 2 – flexible coverage

The most flexibility in terms of coverage and eligibility is offered by a DP-1 policy, also called a “basic form.” Liability protection and other coverages are optional.

- No age limit on the structure
- Fair or better condition
- Up to a four-family structure

Named peril coverage

The policy covers those causes of loss listed by name in the policy documents (fire, lightning, wind, hail, explosion, and others). It covers the essentials, but not everything.

Actual cash value settlement

Losses are settled for the actual cash value (ACV), which takes depreciation into account. In many states we offer upgrades to full repair cost coverage or replacement cost coverage.

Quick comparison

- The DP-3 program covers a much wider list of causes of loss than the DP-1 program.
- The DP-3 program’s loss settlement valuation is based on the home’s replacement cost. The DP-1 program takes depreciation into account.

These programs are not intended for a residence that is lived in part-time and rented out part-time, or for a part-time condominiums or apartments.



Seasonal Home program

<p>Included coverage</p>	<p>Additional coverage</p> <ul style="list-style-type: none"> reasonable expenses for emergency repairs such as covering a roof after a storm other structures on the property debris removal fire department service charge vandalism <p>Additional coverage just for DP-3</p> <ul style="list-style-type: none"> collapse water and mold improvements and alterations trees, shrubs, lawn
<p>Optional coverage</p>	<p>Occasional rental permission – With this option you can rent your seasonal home to others for a short period of time when you are not using it.</p> <p>Premises liability – Add protection for your liability if an injury occurs to someone while on the premises.</p> <p>Personal property – Add coverage for items such as furnishings, appliances, linens and the like, owned by the landlord and kept in the rental property.</p> <p>Breakdown protection – Widen the policy's scope to include the repair or replacement of major appliances, HVAC and electronics due to mechanical or electrical failure.</p> <p>Vandalism – Physical damage or defacement of the home is included with the DP-3 program, but optional for DP-1.</p> <p>Limited burglary – If a forced entry leaves signs of visible damage (for example a broken window or jimmied door) we will cover the theft of personal items or permanently attached items such as a heat pump or even copper piping.</p>
<p>Payment options</p>	<p>EZPay – Pay through automated monthly installments.</p> <p>4-Pay – Pay a quarter up-front with an installment due every 60 days.</p> <p>Full Pay – Pay when coverage begins or on renewal.</p>

All coverages protect up to the stated policy limit. For a complete listing of coverages, exclusions, conditions and limitations, please read your policy and talk to your agent. Program availability and coverages may vary by state.



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